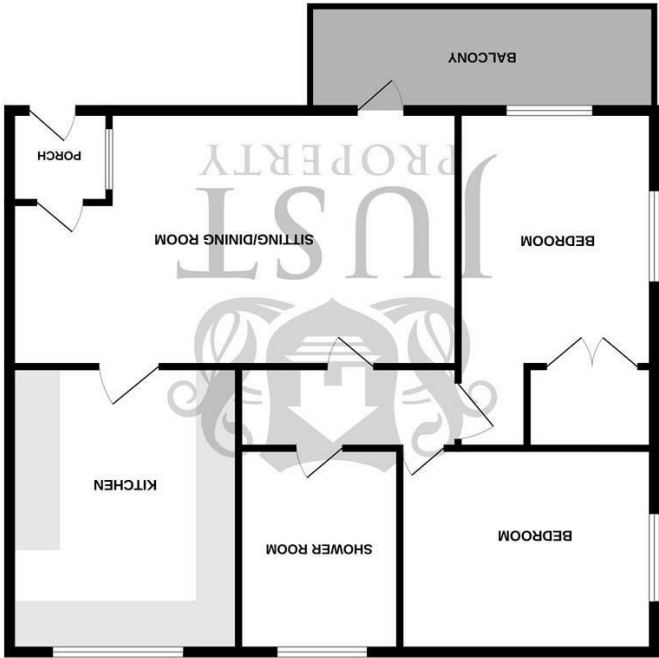




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	74	78
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



TOTAL FLOOR AREA: 1040 sq.ft. (96.6 sq.m.) approx.
The above figures are based on the information provided by the seller and are not intended to be used as a basis for any calculation. The seller does not warrant the accuracy of the information provided and is not responsible for any errors or omissions. The seller does not warrant the accuracy of the information provided and is not responsible for any errors or omissions. The seller does not warrant the accuracy of the information provided and is not responsible for any errors or omissions.

SECOND FLOOR
1040 sq. ft. (96.6 sq.m.) approx.

FLOORPLANS

Merton court 25 Sutton Place, Bexhill-On-Sea, TN40 1PD



www.justproperty.net



Merton court 25 Sutton Place, Bexhill-On-Sea, TN40 1PD

Leasehold - Share of Freehold

£190,000





Leasehold - Share of Freehold

£190,000



2 Bedrooms



1 Receptions



1 Bathrooms



656.60 sq ft

PROPERTY DETAILS

Located in the charming area of Sutton Place, Bexhill-On-Sea, this delightful two-bedroom flat offers a perfect blend of comfort and modern living. Situated on the second floor of a purpose-built block, the property has been recently renovated, ensuring a fresh and inviting atmosphere throughout.

Upon entering, you will find a spacious reception room that serves as the heart of the home, providing a warm and welcoming space for relaxation and entertaining. The lounge features a lovely balcony, perfect for enjoying your morning coffee or unwinding in the evening with a view of the surrounding area.

The flat comprises two well-proportioned bedrooms, ideal for a small family, a couple, or even as a guest room and home office. The shower room is conveniently located and has been updated to meet contemporary standards, offering both style and functionality.

For those with a vehicle, the property includes generous parking opportunities.

This flat is not only a wonderful home but also a fantastic opportunity to enjoy the vibrant community of Bexhill-On-Sea, with its beautiful coastline and local amenities just a stone's throw away. Whether you are looking to buy for yourself or know someone who may be interested, this property is sure to impress with its modern features and prime location.

Call Just Property now to arrange access for a viewing.



ROOM DIMENSIONS

Stairs Up To Second Floor

Flat Entrance

Porch

Lounge / Diner
18'8" x 12'0" (5.70 x 3.67)

Kitchen
11'5" x 8'7" (3.48 x 2.64)

Fitted Shower Room With W.C
8'4" x 6'11" (2.55 x 2.11)

Bedroom
12'5" x 8'6" (3.79 x 2.60)

Bedroom
14'7" x 9'4" (4.46 x 2.86)

Balcony
13'5" x 4'3" (4.10 x 1.30)

FEATURES

- CHAIN FREE
- Two Bedroom Flat
- Located On The Second Floor Of The Building
- Recently Refurbished Throughout
- Bright And Airy Living Accommodation
- Generous Parking Opportunities
- Immaculately Presented Property
- Viewing Considered Essential



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.